

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) Section 59A

DELEGATED DECISION FOR APPLICATION FOR PERMISSION IN PRINCIPLE

Reference no.: 2026/59/91618/W

Site: adj, Hunters Lodge, Cemetery Road, Holmfirth, HD9
2RH

Description: Permission in principle for erection of one dwelling

Case Office: Joanna Rednall

Decision Reference: Approve Permission in Principle

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Emma Thompson

AUTHORISED OFFICER

Date 29-Jul-2026

Officer Report

Application: 2026/91618 adj, Hunters Lodge, Cemetery Road, Holmfirth, HD9 2RH

Proposal: Permission in principle for erection of one dwelling

Site Description

The site contains a stable block together with areas used for the outdoor storage of building materials, firewood and other domestic items. The site is located south-west of Hunters Lodge and is accessed from Cemetery Road. The property occupies a position on the south-western edge of Holmfirth. Residential properties lie to the north-east, a cemetery is situated to the west, and agricultural land adjoins the site to the remaining boundaries. The site is approximately 0.2 miles from Holmfirth town centre.

The site lies within the Green Belt, as does the wider surrounding area.

Description of Proposal

The application is seeking permission in principle for the erection of one dwelling. As this is permission in principle stage, the information provided is limited to a location plan and an indicative block plan. The block plan shows one dwelling from an existing access point onto Cemetery Road, along with a parking and turning area, however these details cannot be taken into account due to the nature of the application, merely the type / quantum of development is being considered.

History of Negotiations

No amended plans were sought or provided.

Site History

86/02597: Change of use of barn to dwelling – Granted conditionally

90/04419: Conversion and extension of barn to form dwelling – Conditional full permission

97/92668: Proposed change of use of land to extend domestic curtilage and landscaping works – Conditional full permission

Consultation Responses

None.

Public / Local Representations

The application was advertised by a site notice and on the Council's website. Final publicity expired on 23 July 2026. No representations received.

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is located within the Green Belt within the Kirklees Local Plan.

The site falls within land identified with a known presence of bats. The site is within an area identified as being at lower risk of land instability as a result of former mining activity.

Kirklees Local Plan (KLP):

- LP1 – Achieving sustainable development
- LP2 – Place shaping
- LP3 – Location of new development
- LP7 – Efficient and effective use of land and buildings
- LP11 – Housing mix and affordable housing
- LP24 – Design

Supplementary Planning Documents (SPD):

Kirklees Council has adopted (as of 29th June 2021) supplementary planning documents for guidance on house building, house extensions and open space, to be used alongside existing SPDs previously adopted. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the host property and the wider street scene. As such, it is anticipated that these SPDs will assist with ensuring enhanced consistency in both approach and outcomes relating to development. In this case the follow SPDs (and design guides) are applicable:

- Highways Design Guide
- Housebuilders Design Guide
- Biodiversity Net Gain Technical Advice Note

National Policies and Guidance:

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16 December 2025. As a consultation, the document is at an early stage

and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 12th December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving sustainable development
- Chapter 5 – Delivering a sufficient supply of homes
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt land

Assessment

1. Permission in Principle Purpose

The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed. The technical details stage has the effect of granting planning permission.

The scope of Permission in Principle is limited to the following;

- Location
- Land Use
- Amount of Development

Issues relevant to these 'in principle' matters should be considered at the Permission in Principle Stage. Other matters should be considered at the technical consent stage (Local Authorities cannot list the information they require for applications for Permission in Principle in the same way they can for planning permission).

It is not possible for conditions to be attached to a grant of permission in principle and its terms may only include the site location, the type of development and the amount of development. The Local Planning Authority (LPA) can inform the applicants what they expect to see at the technical details stage. Furthermore, it is not possible to secure a planning obligation at the permission in principle stage.

The LPA may not grant permission in principle for a major development. This means where the number of houses is 10 or more, the floor space created is 1,000m² or more or the development is carried out on a site having an area of 1 hectare or more. In this case the development is for 2 units which could be accommodated with a floor space of less than 1000m² and the site has an area of less than 1 hectare (with the red line being approximately 1900m²). The floor-space to be created is unknown at this stage but would need to be assessed at the Technical Details Stage.

The LPA may not grant Permission in Principle for Schedule 1/2 development of schedules 1 / 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. This proposal would not constitute such development.

Local Planning Authorities must not grant permission in principle for development which is likely to affect a Habitats Site (as defined within the NPPF). The site is not in an area classified under European habitat protection or those listed in the NPPF. It is, however noted that a Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) assessment will be required at the technical details stage.

2. Housing Land Supply

It is appropriate to consider the Local Planning Authority's overall housing position. The 2025 update of the five-year housing land supply position for Kirklees shows 4.18 years supply of housing land, and the 2023 Housing Delivery Test (HDT) measurement which was published on 12/12/2024 demonstrated that housing delivery for Kirklees for the past three years (April 2020-March 2023) has fallen below the 75% pass threshold.

As the Council is currently unable to demonstrate a five-year supply of deliverable housing sites, and delivery of housing has fallen below the 75% HDT requirement, it is necessary to consider planning applications for housing development in the context of NPPF paragraph 11 which triggers a presumption in favour of sustainable development. This means that for decision making "Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (NPPF Footnote 8), granting permission unless: (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (NPPF Footnote 7) ; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

The Council's inability to demonstrate a five-year supply of housing land, or pass the Housing Delivery Test, weighs in favour of housing development but this has to be balanced against any adverse impacts of granting the proposal. The judgement in this case is set out in the officer's assessment.

It is noted that this site is within the Green Belt. Irrespective of the Council's position on the five-year supply of deliverable housing sites, the National Planning Policy

Framework at paragraph 11 is clear that in the event a Council cannot demonstrate a five-year supply of deliverable housing sites, the council should grant permission “unless the application of policies that protect areas or assets of particular importance provides a clear reason for refusing the development proposed”. Footnote 7 at paragraph 11di) states that the protected areas include land designated as Green Belt. Although the council are not able to demonstrate a five-year supply of housing, the tilted balance would not be engaged for this proposal.

Therefore, the principle of developing in the Green Belt must be assessed in order to determine whether the principle of development is acceptable. The proposal will also be assessed against all other material considerations.

3. Location and Land Use – Green Belt

The application site is within the Green Belt as allocated on the Kirklees Local Plan. Chapter 13 of the NPPF requires Local Planning Authorities to regard the construction of new buildings in the Green Belt as inappropriate development.

The proposed dwelling would be located on a parcel of land currently occupied by a stable block together with areas used for the outdoor storage of building materials within the green belt and as such does not fall within any of the pre listed exceptions contained within paragraph 154 of the NPPF.

Paragraph 155 of the NPPF states:

“The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:

- a) The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
- a) There is a demonstrable unmet need for the type of development proposed;
- b) The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and
- c) Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157 below”

The NPPF glossary defines grey belt as: “For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.”

Regarding paragraph 155(a), the NPPF outlines the 5 purposes of including land within the Green Belt in paragraph 143:

- a) “to check the unrestricted sprawl of large built-up areas;

- a) to prevent neighbouring towns merging into one another;
- b) to assist in safeguarding the countryside from encroachment;
- c) to preserve the setting and special character of historic towns; and
- d) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land."

Contributing to Green Belt Purposes - Land

When considering the lands contribution to Green Belt purposes (a), (b) and (d) of Paragraph 143 of the NPPF, the assessment must focus solely on the land as it currently exists. The strength of this contribution should be evaluated objectively, regardless of any proposed redevelopment. Planning Practice Guidance published 27 February 2025 pertaining to Green Belt, sets out the considerations which inform the judgements on what level of contribution the site/land makes to the Green Belt purposes.

The PPG confirms that purpose (a) – to check the unrestricted urban sprawl of built up areas, specifically relates to the sprawl of towns and cities, and that villages should not be considered large built up areas for this purpose.

The application site is located in a semi-rural area on the south-western edge of Holmfirth. Its position in relation to neighbouring settlements ensures that substantial gaps between settlements would be maintained, with the site remaining both physically and visually separate from them. The application site currently comprises an equestrian building / hardstanding areas situated east / north-east of these buildings. The proposal is located adjacent to existing built development to the east and is confined to the existing stable yard and hardstanding. The site is also immediately bound by established physical features that contain development and prevent encroachment into the wider countryside. Furthermore, it is influenced by surrounding built form, including the host dwelling (Hunters Lodge) and its associated buildings, neighbouring dwellings to the north-east, and the cemetery to the south-west. In this context, the proposal would not result in the outward sprawl of nearby settlements, nor would it extend or consolidate a settlement edge in a manner that could facilitate further urban expansion. Consequently, the site is considered to make only a limited contribution to Green Belt purpose (a), namely checking the unrestricted sprawl of large built-up areas.

The PPG confirms that purpose (b) - to prevent neighbouring towns from merging into one another, relates to the merging of towns not villages, and that the degree of contribution depends on whether development would erode visual separation between towns.

The application site comprises a parcel of land adjacent to existing built development. It is considered to make only a weak contribution to Green Belt purpose (b), as it does not form part of a gap between neighbouring towns. There is no settlement to the south with which Holmfirth could merge. Furthermore, the proposal would replace an existing stable block within an established cluster of development on the edge of the settlement.

Accordingly, the proposal would maintain the existing degree of separation between settlements and would not result in their perceived or actual merging. Consequently, the site is assessed as making only a weak contribution to Green Belt purpose (b): preventing neighbouring towns from merging into one another.

Although the site lies close to the south-western edge of Holmfirth, a historic town, the nearest boundary of the Conservation Area is approximately 270 metres to the north-east, at the junction of Rotcher Road, Goose Green, Cartworth Road and Cemetery Road. The site has little or no visual, physical or experiential relationship with the historic core of the town. Accordingly, it is considered to make no contribution to Green Belt purpose (d): preserving the setting and special character of historic towns.

Meeting Green Belt Purposes – Development (Paragraph 155a)

As set out in the preceding Green Belt purpose assessment, the site makes only a weak contribution to Purposes (a) & (b) and no contribution to Purpose (d). This indicates that the site forms a small, visually and physically contained parcel of land within a wider area of Green Belt, and that its development would not undermine the Green Belt's ability to perform those purposes strategically over the plan area.

The application site relates to parcel of land currently comprising a stable block, which is well defined by trees and shrubbery to the front and side boundaries. The red line boundary also contains the site, acting as the rear boundary. At a full planning application stage the extent of residential curtilage and any landscaped buffer and the associated boundary treatments will need to be clearly set out to ensure the impact of the development is mitigated to some extent in terms of the openness of the sites setting. As such, although the development would result in some localised visual change, the proposal would not result in material encroachment or fundamentally undermine the purposes of the Green Belt taken together across the plan area. The proposal is therefore concluded to satisfy the requirements of Paragraph 155(a) of the NPPF (2024).

This application is for residential development and as explained in footnote 56 of the NPPF, the lack of a five-year supply of deliverable housing sites is considered a demonstrable unmet need for housing. As detailed in section 2 of this report, the Council's inability to demonstrate a five-year supply of housing land means this development complies with paragraph 155(b).

In respect of paragraph 155(c), a pedestrian footway is located on the opposite side of the road, approximately 25 metres from the site. This would lead to a continuous pedestrian route of around 0.2 miles into Holmfirth town centre and provide convenient access to Huddersfield Road, where a range of further bus services are available.

It could be argued that to some degree, reliance upon vehicular travel may be higher, however there is scope for alternative modes of transport to be utilised given the footways in place. Potential to utilise alternative modes of transport such as cycling is a

realistic possibility given the existing highway infrastructure in place. The site is in close proximity to a number of public rights of way and is in a largely walkable distance to wider countryside to the south-west.

Taking into account the site's semi-rural character, its proximity to local facilities and services, and the limited scale of the proposal, the development is considered to occupy a reasonably accessible and sustainable location for the purposes of Paragraph 155(c) of the NPPF.

Paragraph 155(d) relates to major planning application and is therefore not applicable to this application.

Taking all of the above into careful consideration, it is considered on balance that the proposed development would comply with paragraph 155 of the NPPF and would therefore not be regarded as inappropriate development in the green belt and as such the principle of residential development for one dwelling, in its broadest form, on this site is acceptable.

4. Amount of Development

The proposed development is seeking permission in principle for one dwelling. Policy LP7 of the Kirklees Local Plan establishes a desired target density of thirty-five dwellings per hectare. By that standard, this site in theory, could accommodate 2 dwellings. One dwelling is proposed in this instance, which is considered appropriate given that the site is located within a semi-rural location close to existing residential properties. For this reason, the amount of development proposed, is considered to accord with Local Plan policy LP7 and Chapter 11 of the NPPF.

5. Other Matters

Residential Amenity

The site is not in close proximity to any commercial development. The submitted plan is considered to be such that one dwellings could be accommodated such that it is designed in a manner that has an acceptable impact upon existing neighbouring residential occupiers and also the future occupiers of the properties in terms of overlooking, overshadowing, floorspace provision of the new dwellings. The Technical Details Stage would require the scheme to be suitably designed to ensure the development demonstrates it would be acceptable in this regard.

Highways

It is noted that the proposed access points are shown on the proposed block plan submitted. However, this application is a permission in principle, and all highway matters are to be considered at the Technical Details Stage. Therefore, officers have

not assessed this information at this stage. These details should however be submitted at Technical Details Stage so officers can consider the impact on the highway.

Biodiversity

Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021, subject to some limited exceptions. Unless exempt, every planning permission granted pursuant to an application submitted after 12 February 2024 is deemed to have been granted subject to a pre-commencement condition requiring a Biodiversity Gain Plan to be submitted and approved by the local planning authority prior to commencement of the development.

The applicant is required to provide details of BNG at Technical Details Stage.

All other matters would be dealt with at the Technical Details stage.

6. Representations

None received.

7. Conclusion

The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed. The technical details stage has the effect of granting planning permission.

The scope of this Permission in Principle is limited to the following;

- Location
- Land Use
- Amount of Development

This application is considered to comply with paragraph 155 of the NPPF and would therefore not constitute inappropriate development in the Green Belt. The density of development is considered appropriate for the wider setting of the site. Given such, this permission in principle application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the permission in principle would constitute sustainable development and is therefore recommended for approval.

Recommendation: **Approval of Permission in Principle**

Application: 2026/91618

Proposal: Permission in principle for erection of one dwelling

1. Approval of all details of the proposal (hereinafter called “the technical details”) shall be obtained from the Local Planning Authority in writing before any development is commenced.
1. Application for approval of the technical details shall be made to the Local Planning Authority before the expiration of three years from the date of this permission in principle.
2. The development hereby permitted in principle shall be begun before the expiration of three years of the final approval of the technical details.

Kirklees Council hereby give notice that **PERMISSION IN PRINCIPLE HAS BEEN GRANTED** for the carrying out of the above development in accordance with the application plans and documents submitted or as may otherwise be amended following written approval by the Local Planning Authority. The Permission in Principle Approved is for the erection of one dwelling.

Note: You are advised that an application for approval of Technical Details Consent must be made no later than the expiration of three years beginning with the date of this permission.

Plans and Specifications Table:

Plan Type	Reference	Version	Date Received
Location Plan			12/06/2026
Existing and Proposed Block Plan	2507 01	-	12/06/2026
Planning Statement	-	-	12/06/2026
Application Form	-		12/06/2026

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. As this application was considered acceptable, no amendments were sought or provided.